

15288 FRASER HIGHWAY

SURREY, BC

FOR LEASE

JOIN PROSPERA CREDIT UNION IN FLEETWOOD



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OPPORTUNITY

SALIENT FACTS



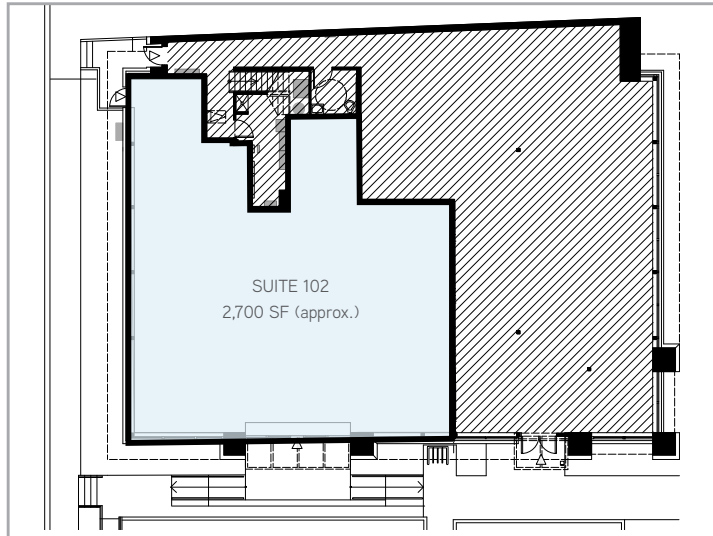
TO LEASE HIGH PROFILE SPACE ALONG FLEETWOOD'S MAIN COMMERCIAL CORRIDOR.

The subject property is located adjacent to the high traffic intersection of Fraser Highway and 152nd Street. Save On Foods, Safeway, No Frills, and Shoppers Drug Mart have established stores in the area.

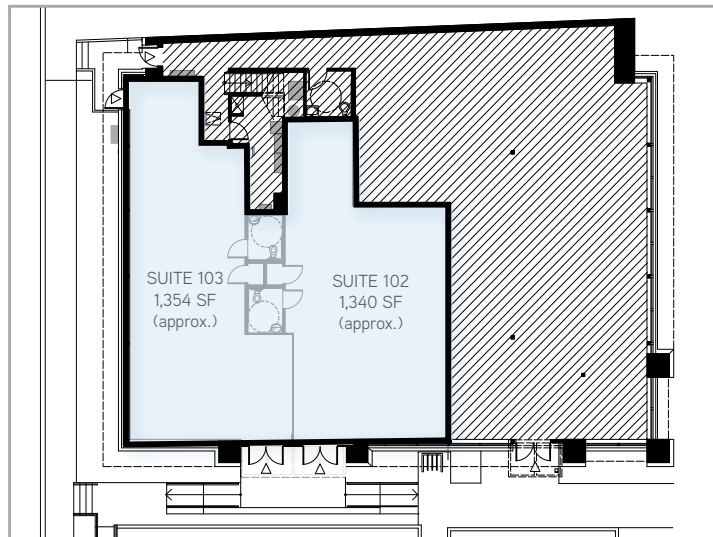
MUNICIPAL ADDRESS	15288 Fraser Highway Surrey, BC, V3R 3P4
LEGAL ADDRESS	PID: 023-966-548 Lot A Section 35 Township 2 New Westminster District Plan LMP35911
GROSS RENTABLE AREA	Prospera Credit Union 2,854 SF (plus mezzanine) Available Up to 2,700 SF plus common area Total 5,554 SF plus commons area
PARKING	22 stalls
AVAILABILITY	Approximately 1,340 - 2,700 SF Note: area includes a small gross-up for rear corridor and utility rooms.
ACCESS/EGRESS	Fraser Highway: Right in; Right out Fleetwood Drive: All-directional
TRAFFIC COUNT (2018)	Fraser Highway: 30,400 vehicles per weekday Note: traffic count obtained from City of Surrey, collected in 2018.
ADDITIONAL RENT (2020 ESTIMATE)	\$17.40 per square foot per annum plus a Management Fee
ASKING BASE RENT	\$35.00 per square foot per annum

SITE PLAN

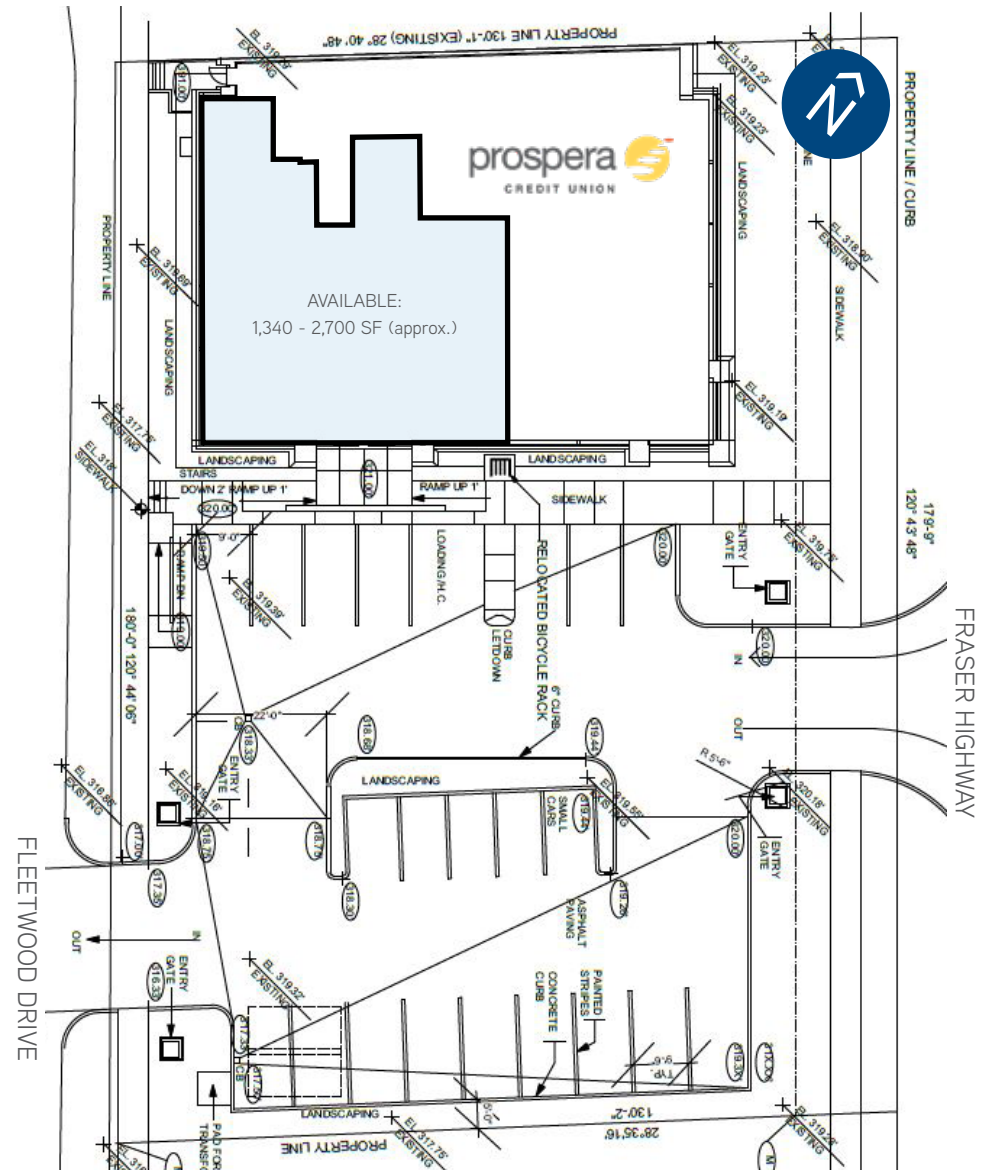
OPTION 1 (ONE UNIT)



OPTION 2 (TWO SMALLER UNITS)



OVERALL SITE PLAN



LOCATION

15288 Fraser Highway is located in the Fleetwood area of Surrey amongst the area's most prominent shopping centres.

- High traffic location just east of 152nd Street
- Save on Foods, Safeway, No Frills Grocery Store, Prospera Credit Union, Envision Credit Union, She's Fit, Dollar Max and Shopper's Drug Mart are in close proximity
- Prominent location on the Fraser Highway. Fraser Highway is a major east/west arterial that connects Langley and Abbotsford to Surrey's City Centre
- Fleetwood boasts a population in excess of 62,735 persons and an average household income of \$97,637 (2016 Census).



PROJECT

The building comprises over 5,500 SF of rentable area anchored by Prospera Credit Union who has occupied the building for approximately 20 years. Prospera Credit Union is in process of renovation and "right-sizing" their space. As a result, up to 2,500 SF (approx.) is available to lease.

Additional building highlights include:

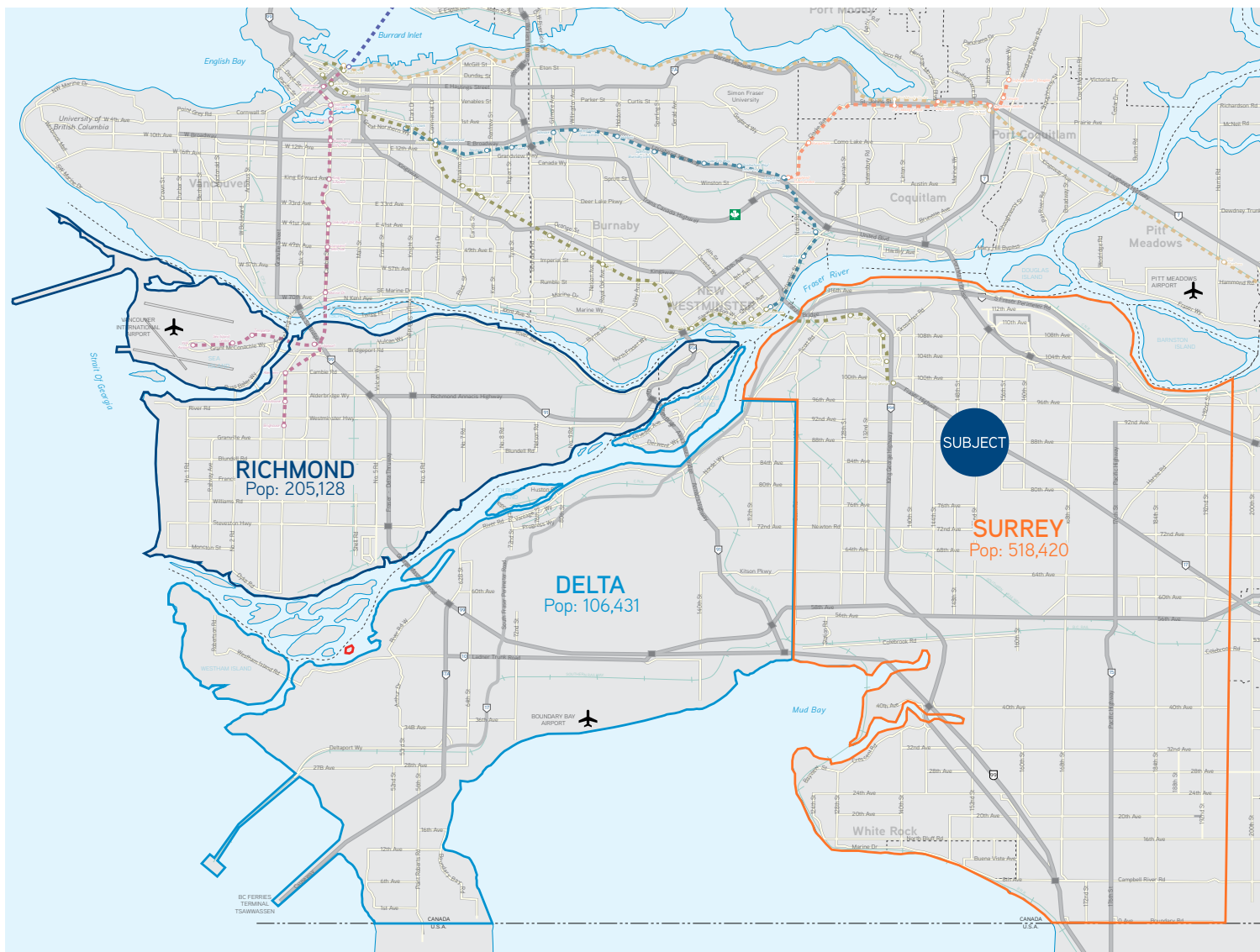
- Easy access
- High exposure
- 22 surface parking stalls
- Well serviced by public transit

ZONING

The property is governed by the C-8 zoning bylaw. Permitted uses include but are not limited to the following:

- Retail stores
- Liquor store
- Personal service uses
- Office uses
- General service uses
- Indoor recreation facilities
- Eating establishments
- Entertainment uses
- Neighbourhood pubs
- Community services





DEMOGRAPHICS

The following demographics were taken from the subject property by Piinpoint, an analytic company.

DRIVE TIME: 3 MINUTES (2016 CENSUS)



TOTAL POPULATION

16,750



AVERAGE HOUSEHOLD INCOME

\$87,003



TOTAL HOUSEHOLDS

5,136

DRIVE TIME: 7 MINUTES (2016 CENSUS)



TOTAL POPULATION

136,129



AVERAGE HOUSEHOLD INCOME

\$87,455



TOTAL HOUSEHOLDS

42,106

DRIVE TIME: 12 MINUTES (2016 CENSUS)



TOTAL POPULATION

381,378



AVERAGE HOUSEHOLD INCOME

\$87,404



TOTAL HOUSEHOLDS

120,219

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